

Will County
Department of Highways

Valuation Report

Take: Whole [x] Partial [] Other []
Original [x] Supplemental []
Station 11+410.371 to 11+440.984

Route Caton Farm Road (C.H. 5)
Section 01-00074-25-FP
Project
Job No.:
County Will
Parcel No. 0023PE1

- 1. This report consists of Pages, plus exhibits.
2. Location and Address Caton Farm Road 1/2 mile west of Drauden Road, Plainfield, IL
3. Identification Part of 03-31-500-001, 03-32-500-001
4. Present Owner(s) Name, Address and Telephone Elgin, Joliet and Eastern Railway Company,
5. Tenant or Lessee's Name, Address and Telephone N/A
6. Person Interviewed N/A Interviewed By N/A
7. Farmland Preservation Act: CL OC HL PL
8. Present Use Freight Railroad Highest and Best Use: Railroad Corridor
9. Subject Property Sales Record (Last 5 yrs. Required) If none, check ()

Table with 7 columns: Grantor, Grantee, Date, Document No., Rec. Price, Price, Verified By

10. Purpose of Valuation: The purpose of this valuation is to estimate the fair market value of subject property in fee simple title as a whole; and when applicable, the fair market value of the property taken as part of the whole, the fair market value of the remainder after the taking as will be affected by contemplated improvements with consideration for damages, if any, and benefits, if any, to the remainder; and the total just compensation due property owner by reason of the taking as of June 20, 2006
Definition of Fair Market Value: "That price which a willing buyer would pay in cash and a willing seller would accept, when the buyer is not compelled to buy and the seller is not compelled to sell."

11. Statement of Contingent and Limiting Conditions is: ATTACHED(X) NONE ()
12. Date of Signature..... 10/29/06
Signature of Appraiser - David W. White
Type of License State Certified General Real Estate Appraiser Lic. No. 153.0000624 Exp. Date 9/30/2007

Table with 3 columns: Summary, Acres, Sq.Ft.
13. Area of Whole Property
Area to be Acquired in Fee Simple Title
Area to be Acquired by New Dedication
Area Acquired by Previous Dedication
Area to be Acquired for Additional R.O.W.
Area to be Acquired by Permanent Easement
Area to be Acquired by Temporary Easement
Area of Remainder

Final Conclusion of Value
14. Fair Market Value of Whole Property \$ n/a
For Partial Takings Include the Following
Fair Market Value of Property taken (including Improvements as part of the whole) \$ n/a
Fair Market Value of Remainder as part of the whole before taking \$ n/a
Fair Market Value of Remainder after the taking as will be affected by contemplated improvements \$ n/a
Damage to Remainder \$ n/a
Compensation for Permanent Easement(s) \$ 3,250.00
Compensation for Temporary Easement(s) \$ 1,500.00
Total Compensation \$ 4,750.00
OFFICIAL FILE
ILL. C.C. DOCKET NO. 5-06-0027
Exhibit No. B
Witness
Date 7/14/07 Reporter DA

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Neighborhood and Subject
Property Description

Neighborhood: _____

Type: Commercial ☐ Residential ☒ Industrial ☐ Agricultural ☒

% Built Up (If Applicable): 50%

Property Price Range:
Varies

Age Range: The area is currently experiencing rapid residential development.

General Appearance of Neighborhood:
The area is proximate to Interstate 55 by way of IL Route 126 and IL Route 59. Interstate 55 runs north and south approximately 3 miles east of the property site. There is a large inventory of new single-family home sites in the immediate area that are available at affordable prices.

Environment:
Good

Other:

SUBJECT PROPERTY:

Land:
The subject property is part of the E. J. & E railroad corridor.

Improvements:
Railroad tracks, ties and crossing gates.

Special Features:

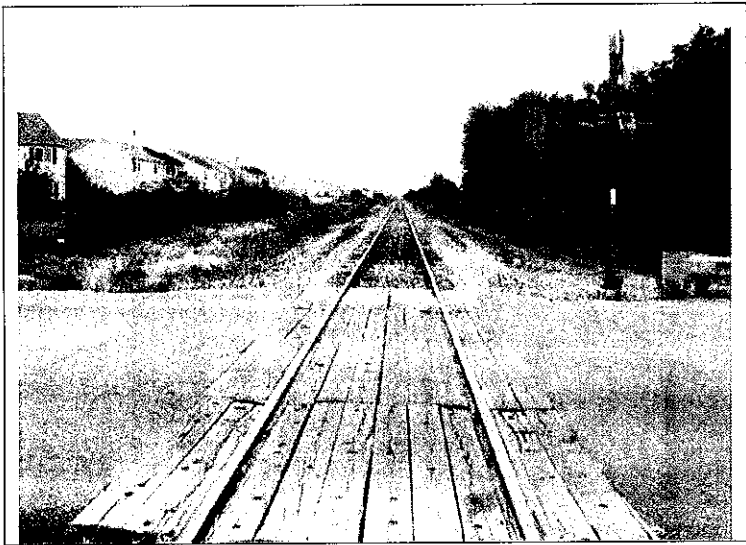
Access before Taking:
Crossing at Caton Farm Road 1/2 mile west of Drauden Road.

Access after Taking
Unchanged

Utilities Available
Natural gas, electric, sewer and water are in the area.

Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusual features affecting the value of the property to be taken or damaged must also be included. Date the photograph was taken, which direction the camera was facing when the picture was taken, brief description of the subject of the photograph and initials of the person taking the photograph must be shown on the back of the photograph. Please use the format below for identifying the photographs.



Date of Photograph: 6/20/06

Photograph By: D. White

Camera Facing: South

Description: From Caton Farm Road.



Date of Photograph: 6/20/06

Photograph By: D. White

Camera Facing: East

Description: South side of Caton Farm Road from railroad tracks.



Date of Photograph: 6/20/06

Photograph By: D. White

Camera Facing: West

Description: South side of Caton Farm Road from railroad tracks.